



# Development Review Committee

## Approved Minutes

Development Application, #PL2016-85  
Mtg Date: May 24, 2016  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965  
Jen Desrude (Eng.) 952-563-4862  
Eric Wharton (Utilities) 952-563-4579  
Erik Solie (Env. Health) 952-563-8978

Heidi Miller (Police) 952-563-4975  
Michael Centinario (Planning) 952-563-8921  
Todd Angus (Assessing) 952-563-4539

### Project Information:

Project	Alpha B FDP - Restaurant
Site Address	8100 26th Avenue South
Plat Name	LINDAU LINK 2ND ADDITION;
Project Description	Final Development Plan for a restaurant and retail building within the Alpha B development located at 8150 26th Avenue South.
Application Type	Final Development Plan
Staff Contact	Mike Centinario
Applicant Contact	David Peters dpeters@terratron.org (435) 658-2727
PC (tentative)	06/16/2016

### Guests Present:

Name	Email
Nick Mannel, Civil Engineer, Loucks	<a href="mailto:nmannel@loucksinc.com">nmannel@loucksinc.com</a>
Breana Detzler, Architect, Shea	<a href="mailto:breanad@sheadesign.com">breanad@sheadesign.com</a>
David Peters, Developer, Terratron	<a href="mailto:dpeters@terratron.org">dpeters@terratron.org</a>

### Discussion/Comments:

- Mike Centinario (Planning):
  - Introduced the project and explained this is a final development plan for the retail and restaurant use.
  - The size of the project was previously approved during the preliminary development plan process.
  - The proposed changes do not have to go through the Preliminary PUD process.
- Todd Angus (Assessing):
  - The park dedication issue from the previous meeting has been resolved.
    - The applicant has received credit from an easement to offset the park dedication fees.
  - Applicant questioned how to approach the assessments shared with the different parcels. Angus explained it is too early to comment on this until the plan is fully in place. Assessing needs to look at this more closely before they can say how this will be done for this project.

- Erik Solie (Environmental Health):
  - No additional comments.

Duke Johnson (Building and Inspections)  
Not present.

- Laura McCarthy (Fire Prevention):
  - Most of Fire Prevention's concerns were discussed at the previous meeting.
  - Addressing of the buildings was discussed at the previous meeting Fire is working with Engineering and Police on determining the correct addressing for this parcel.
- Heidi Miller (Police):
  - No additional comments.
- Jen Desrude (Engineering):
  - Details need to be addressed on the plan before permits are issued.
  - Questioned if they will be able to meet the parking code or if they will need flexibility. Peters responded they will be very close.
    - Phase I of the project received a very small deviation from parking. It will come down to the number of stalls being constructed in the ramp.
    - The staff report shows a parking deviation. Looking at the tenants coming in the future phases, they may not need the deviation.
    - The developer may be able to reduce the number of seats in the restaurant to reduce parking stalls.
    - Mannel explained there may be some over calculation on the tenant side. Retail may be flexible one way or another. They have 424 stalls proposed.
    - If they have outdoor seating above 20 percent it is counted at the indoor ratio. The Planning Division came up with a requirement of 426 parking spaces. Staff will work with the developer in trying to reduce the number of spaces to come within the Code requirement.
  - The developer needs to make sure the infiltration chamber is protected during construction and should be included on the plan.
  - There is a tree planted over a 36" storm sewer that needs to be corrected along with some other minor issues that need to be looked at.
- Eric Wharton (Utilities):
  - There is a combined 6" fire service at the north building and separate water service on the south. This is one parcel; therefore, single service into the building is required. It should come in from the south and the service from the west should be eliminated.
    - An alternative would be that the service on the west side serve as a fire hydrant lead, however, this may not be feasible because it is too close to the foundation.
    - Another option would be to cut off that service pipe and abandon it.
    - Mannel asked if it would be acceptable to route that pipe to the north and locate a hydrant away from the building foundation. Staff explained this would not improve hydrant coverage and would appear to be a redundant hydrant. Staff would like to have this pipe removed if it is not used.
    - The plan shows hydrant coverage. A water supply needs to be within 50 feet of the entrance.

- Staff will work with the developer for other possible options.
  - A grease interceptor is proposed and an internal piping plan needs to be provided to the City.
  - The size of the interceptor is 3,000 gallons.
- Mike Centinario (Planning):
  - The parking lot and parking structure lighting plan has been approved. A plan will be needed for the restaurant building.
  - The interior trash room issue has been addressed.
  - Staff reviewed the construction staging plan. The developer needs to make sure hotel parking structure is accessible during construction.
  - Staff would like to see an updated landscaping plan for the entire site.
  - Questioned the location of the utility meters. Staff suggested they be screened behind landscaping.
  - Staff will need to review the proposed Centria wall panel for conformance with the City's metals policy. The metals review must be completed before a building permit is issued. Staff will provide the architect with the requirement sheet.
  - The west elevation does not yet meet transparency or exemption requirements. City Code requires that a primary elevation consist of 50 percent transparent windows between 2 and 10 feet. The proposed building consists of about 11 percent. There are a variety of potential options and staff would be happy to meet with the developer to discuss those options.
    - They will not be able to go out to the easement line because the footings have to stay back.
    - The applicant indicated they have already sacrificed hydrants because of the crowding and the corresponding interceptor and lines are looking difficult to construct.
    - There are complications they need to be mindful of. Ideally, there could be some revisions to the west elevation before the Planning Commission reviews this.
    - There was a similar situation at the Hyatt and the developer could talk to them about their issues.
  - Requirement of separating outdoor area where alcohol is served is a licensing issue. There needs to be some type of physical barrier whether it be shrubs, fencing, etc. There needs to be something that differentiates the area.
  - There are questions regarding the master sign element the developer needs to pull together.